



170677



September 27, 1991

PRINCIPALS:

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New Jersey Department of
Environmental Protection and Energy
Division of Responsible Party Site Remediation
Bureau of Underground Storage Tanks
CN029
Trenton, New Jersey 08625-0029

Attn: Ms. Diane Pupa

UNDERGROUND STORAGE TANK CLOSURE PLAN
MORRISTOWN TIRE
89 MORRIS AVENUE
MORRISTOWN, NEW JERSEY
PMK, F&P #5182

Dear Ms. Pupa:

INTRODUCTION

This report presents the underground storage tank closure plan for the underground storage tank removal which will be performed at the Morristown Tire facility located at 89 Morris Avenue in Morristown, New Jersey. The underground storage tank (UST) scheduled for removal is a 5,000 gallon #6 heating oil tank.

SITE ASSESSMENT PLAN

A site assessment plan will be implemented during the underground storage tank removal to evaluate the potential that soil and/or groundwater have been impacted by releases and/or discharges from the subject underground storage tank system. During the course of the removal operations, a representative of PMK, Ferris & Perricone, Inc. will be on-site to visually observe the excavation for evidence of discolored soils, soil staining, free product and/or odors indicative of a product release. Where feasible, field test methods will be utilized to determine the presence of residual saturation of contaminants within the soil in accordance with the recommended procedures in the NJDEPE document "Appendix 10 Soil Sampling and Analysis Requirements". Our representative would utilize portable field screening equipment to evaluate the potential presence of organic vapors within the soils located adjacent to the tank. In the event that there is no visual evidence of soil contamination and field screening equipment does not indicate the presence of elevated levels of organic vapor, sampling will be performed on the soil located below the subject tank. All samples will be extracted from the natural soils located

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below the tank bedding material. Biased samples would be obtained where field screening methods indicate the presence of elevated levels of organic vapors.

Based on the reported product historically stored within the tank, it is anticipated that the following sample frequency and parameters for analysis will be implemented as part of the sampling plan:

5,000 gallon #2 Heating Oil USTs:	7	Total	Petroleum
		Hydrocarbon	(TPH)
		Analysis	

*If any of the samples are observed to have a TPH concentration in excess of 100 parts per million (ppm), the two highest samples in excess of 100 ppm would be subject to Base Neutral +15 analysis in accordance with EPA Method 625 +15.

Any of the above samples which is found to have TPH concentrations in excess of 500 ppm would be subjected to an Acid-Base Partition Clean-Up in accordance with EPA Test Method 3650, as presented in the EPA publication Test Methods for Evaluating Solid Waste.

Based on available information, there does not appear to be any product bearing piping runs in excess of 15 feet. In the event that significant piping runs are encountered, one sample for each additional 15 feet would be obtained. These samples would be subject to the same laboratory analysis as detailed above.

In the event that a discharge is confirmed by our visual observations and/or field screening methods, the owner shall notify the NJDEPE Environmental Hotline and provide information regarding the nature, scope and extent of the subject release.

All soil sampling operations will be performed in accordance with the guidelines presented in the NJDEPE Field Sampling Procedures Manual and the NJDEPE Interim Closure Requirements for USTs. Soil samples will be obtained using a stainless steel hand trowel, placed in a laboratory prepared sample jar, and capped with lined lids. Sampling equipment will be decontaminated between sample locations to prevent potential cross contamination between sampling events. The samples will be transmitted to a New Jersey certified

PMK Ferris and
Perricone

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laboratory for chemical analysis for the above noted parameters using appropriate chain of custody procedures.

Based on the tank closure requirements of the New Jersey Underground Storage Tank regulations, groundwater assessment is not required for the closure of USTs containing heating fuel. Consequently groundwater monitoring wells are not proposed as part of this closure plan.

TANK DECOMMISSIONING PLAN

The procedures used to perform the excavation, removal and disposal of the subject underground storage tank system shall be in conformance with the requirements of the American Petroleum Institute Recommended Practice 1604 (API 1604).

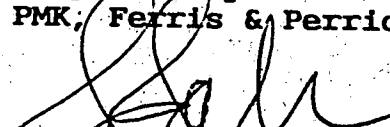
The tank removal procedures consist of the following procedures:

1. The tank will be cleaned and washed in accordance with the recommended procedures of API Publication 2015, "Cleaning Petroleum Storage Tanks", and the National Fire Protection Association Publication 327, "Standard Procedures for Cleaning or Safeguarding Small Tanks and Containers".
2. The tank removal area will be prepared by cleaning the site, setting up barricades, and setting up storage areas using 6 mil plastic.
3. The tank will be purged of residual vapors using dry ice or other appropriate methods.
4. Combustible gases and oxygen level in the tank will be tested using a combustible gas indicator and an oxygen meter, respectively.
5. The tank will be excavated and removed with the upper soil being segregated from the lower materials, where feasible. Potentially impacted materials will be stockpiled atop plastic and covered with the same.
6. The tank system will be transported to a scrap dealer for disposal and a confirming bill of sale will be obtained.

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Please do not hesitate to contact us if you have any questions
regarding the information contained herein.

Respectfully submitted,
PMK, Ferris & Perricone, Inc.


James Johnston, P.E.
Principal


Michael Mergardt
Environmental Scientist

MM/brm/1077r8

MORRIS

STREET

PARKING AREA

MORRISTOWN
TIRE

WILMOT

STREET

PARKING
AREA

VENT

APPROXIMATE LOCATION OF
5,000 GALLON HEATING
OIL TANK

PLOT PLAN

MORRISTOWN TIRE
MORRISTOWN, NEW JERSEY

 **PMK** Ferris and
Perricone, Inc.
CONSULTING ENGINEERS
493 Lehigh Avenue, Union, NJ 07083
908/686-0044

DRAWN BY	D.M.	DATE	10/15/91
CHECKED BY	M.M.	SCALE	1"=40'
PROJECT NO.	5182	SHEET NO.	



MORRIS STREET

GW-2

VIP CLEANERS

FORMERLY MICHELE
ARNOLD HAIR SALON

RIGHT OF WAY

GW-1

FINISHING TOUCH

MW-1

PREVIOUS LOCATION
OF 7,000 GAL UST

GARDEN ON THE GREEN

N

VIP CLEANERS
89 MORRIS STREET
MORRISTOWN, MORRIS COUNTY
SITE MAP, MAP #2 (1995)

NOT TO SCALE



State of New Jersey
Department of Environmental Protection and Energy
Division of Publicly Funded Site Remediation
CN 413

Trenton, NJ 08625-0413
Tel. # 609-984-2902
Fax. # 609-633-2360

Jeanne M. Fox
Acting Commissioner

Anthony J. Farro
Director

TO: VIP Cleaners file
FROM: David Dibblee, HSMS IV
RE: December 13, 1993 Pre Sampling Assessment (PSA)

On December 13, 1993 David Dibblee and Andrew Cyr met with Sonny Din of VIP Cleaners at 89 Morris Street, Morristown, Morris County for an inspection of the facility and interview. Mr. Din explained that approximately 4 years ago he started his business, known as VIP cleaners, at 89 Morris Street. Prior to his business the store was a retail computer shop. Dry cleaning was conducted at the site until approximately 1 1/2 years ago when he ceased dry cleaning operations at the site. At this time he became a "drop" shop where clothes to be dry cleaned are dropped off and picked up by customers. Only "spot" cleaning of clothes is conducted at the site using very small amounts of dry cleaning chemicals. Mr. Din indicated that he believed that the entire site was at one time a dry cleaning business operated by current site owner, Peter Austin. (He believed the name to be Carolina Laundry)

An inspection of the space occupied by VIP Cleaners was conducted which found no floor drains, septic or other pathways to groundwater. The inspection then moved to the outside of the building. No drains, with the exception of a storm drain on the west side of the building, or pathways to ground water were discovered here. The entire site was paved.

Upon completing the exterior inspection we entered the shop located at the rear of the VIP Cleaners store. This was a car detailing and electronics store operated by Curt Bush. Mr. Bush was interviewed regarding his history at the site. He indicated that he has been at the site for approximately 6 years and prior to his occupancy a lawn mover repair shop operated in his shop space. Mr. Bush believed this business was at the site for only a short time, possibly only a couple of years. To his knowledge prior to the lawnmower shop being at the site, the entire site was known as Carolina Laundry or Cleaners. He also indicated that a small section of the building was used by Morristown Memorial Hospital as a cleaning shop for its linens etc. at the time the entire site was

dry cleaning operation. Since the section of the building occupied by Mr. Bush contained garage bays it was asked if floor drains existed in these areas. He had indicated that there were floor drains in his garages but that he had these installed himself when he originally opened his business. At this time he displayed photographs of the renovations he had made to the building, including the floor drain installation. These drains are connected to the sanitary sewer.

The remaining shop at the rear of the building was a gardening shop which sold plants and garden supplies. The exterior of this building was inspected which did not reveal any suspect areas of concern. The inspectors left the site at 1100 hours.